

## **CITY OF ATLANTA REQUEST FOR PROPOSAL**

The Request for Proposal (RFP) for Bid Package No. 2010-025 Facility Assessment and Condition Survey will be received by designated staff of the Atlanta Airline Terminal Corporation (“AATC”), at the AATC office located at Hartsfield-Jackson Atlanta International Airport, North Terminal, third floor on Friday, December 21st, 2010 by 1:00 PM. Request for Proposal documents will be available from AATC.

### **Minimum Qualifications :**

1. The Bidders and all its team members cannot be engaged in any dispute or litigation with the City of Atlanta (the “City”).
2. The Respondent shall have a current Georgia business license.
3. The Respondent shall have an office within the state of Georgia located within one hundred (100) miles of the site. The office shall have a legitimate street address, be fully staffed (staff to include management, estimating, field supervision and installation personnel), and shall have been in place for a minimum of one year prior to the bid date.
4. The Respondent, after completion of the work, shall maintain an office within the state of Georgia located within one hundred (100) miles of the site. The office shall have a legitimate street address, be fully staffed (listed above), and shall be kept for a minimum of two (2) years to coincide with the contractor warranty requirements.
5. The Respondent, after completion of the work, shall maintain his Georgia business license for a minimum of two (2) years to coincide with the contractor warranty requirements.
6. The Respondent must demonstrate experience in the construction and management of five (5) projects of similar size and scope.
7. The Respondent must be able to meet the required insurance and bonding requirements of the project.

### **Scope of Services:**

The following components, equipment, subsystems and systems shall be evaluated in order to determine the estimated remaining useful life (an estimate of equipment's remaining life using collected data and sound engineering practices) and the quality at which maintenance is being performed. A visual inspection of all equipment is required.

#### **UTILITY SYSTEMS**

- | TCUP – (3) Steam Boilers and (6) Chillers
- | ECUP – (3) Hot Water Boilers and (7) Chillers
  - | Determine structural and metal integrity using industry accepted testing protocols and procedures
  - | Determine boiler tube integrity using industry accepted testing protocols and procedures
  - | Determine chiller tube integrity using industry accepted testing protocols and procedures
  - | Determine quality of water chemistry using industry accepted testing protocols and procedures
  - | Determine integrity of refractory using testing protocols and procedures
  - | Determine condition of controls (Safety Interlocks, sensor operation (Temp, Pressure)
  - | Evaluate quality of maintenance performed on Steam Boilers and Concourse E
  - | Evaluate quality of maintenance performed on Terminal Chillers and Concourse E Chillers
  - | Determine condition of controls for Hot Water and Chilled Water production and distribution (Delta T,P, Functional Tests, Visual Inspections of piping, hangers, valves, insulation, etc. )
  - | Inspection of Utility tunnel (piping, insulation)
- | TCUP and ECUP Cooling Towers
  - | Determine structural integrity of superstructures and basins using industry accepted testing protocols and procedures
  - | Determine quality of water chemistry using industry accepted testing protocols and procedures

- ‡ Evaluate quality of maintenance performed on Cooling Towers (Visual Inspection of motors, shafts, blades, tower fill, basin, etc.)
- ‡ TCUP and ECUP Chilled Water and Condenser Water Pumps
  - ‡ Determine mechanical integrity using industry accepted testing protocols and procedures (e.g. current condition versus design condition)
  - ‡ Evaluate quality of maintenance performed on pumps
  - ‡ Perform Visual Inspection for condition, leaks
- ‡ TCUP and ECUP Air Compressors
  - ‡ Determine mechanical integrity using industry accepted testing protocols and procedures (e.g. oil analyses, current condition versus design condition)
  - ‡ Determine condition of controls
  - ‡ Evaluate quality of maintenance performed on Terminal air compressors / dryers and Concourse E's air compressors / dryers

## MECHANICAL SYSTEMS

- ‡ CPTC HVAC
  - ‡ Approx. 270 Roof Mounted and Air Handling Units - A visual inspection of all units is required
  - ‡ Determine structural integrity using industry accepted testing protocols and procedures of no less than 50 units (see chart below for locations and quantities)
  - ‡ Determine components' integrity using industry accepted testing protocols and procedures of no less than 50 units (see chart below for locations and quantities)
  - ‡ Determine mechanical integrity using industry accepted testing protocols and procedures of no more than 50 units (e.g. current condition versus design condition)
  - ‡ Determine condition of controls and Building Management Systems
    - ‡ Honeywell Pneumatic
    - ‡ Terminal-E JCI Metasys
    - ‡ E Honeywell DDC
- ‡ Evaluate quality of maintenance performed

HVAC Air Handler Equipment

Vintage	Term	T	A	B	C	D	E
1979	5		1	1	1	1	
1985-86		2					
1991-93			1	1			
1994-95	2						10
2005 - Current	2	2	5	4	4	4	4
2007 Controls retro-fit		1					

- ‡ Terminal Air Curtains visual inspection of no more than 2 units is acceptable.
- ‡ CPTC Potable Water Piping

- | CPTC Storm Water Piping Ramp First Flush System
  - | Evaluate quality of maintenance of (5) lift stations associated with the first flush system
  - | Provide visual inspection of tanks, controls, pumps and floats
- | Sewer Piping
  - | Evaluate a total of (6) systems to determine metal integrity using industry accepted testing protocols and procedures
  - | Visual inspection via camera for Approximately 100' per concourse

## ELECTRICAL SYSTEMS

- | CPTC Emergency Generators
  - | A visual inspection of all units is required
  - | Determine mechanical integrity using industry accepted testing protocols and procedures (e.g. oil analyses, current condition versus design)
  - | Evaluation of no more than 6 units is acceptable
- | Main Switchgear panels
  - | A visual inspection of all gear is required which includes 4160V at Concourse E and 480V at the other Concourses and Terminal/Atrium
  - | Determine structural integrity using industry accepted testing protocols and procedures
  - | Determine electrical integrity using industry accepted testing protocols and procedures (e.g. IR scanning)
  - | Breaker testing is done periodically(biannually)
- | Motor Control Centers
  - | A visual inspection of all equipment is required which includes Terminal Boiler Plant, Concourse E Plants and Terminal MER Rooms
  - | Determine structural integrity using industry accepted testing protocols and procedures
  - | Determine electrical integrity using industry accepted testing protocols and procedures
- | Ground Power Units
  - | A visual inspection of all units is required at Concourses A, B, C South, D, E
  - | Determine electrical integrity using industry accepted testing protocols and procedures (e.g. breakdown of insulation)
  - | Determine mechanical integrity using industry accepted testing protocols and procedures (e.g. oil analyses)

## SPECIALIZED BUILDING SYSTEMS

- | Automatic Doors (Main Terminal Vestibule Doors)
  - | A visual inspection of all doors is required
  - | Determine mechanical integrity using industry accepted testing protocols and procedures
  - | Evaluation of no more than 4 doors is acceptable
- | Exterior Building Skin
  - | Window and Door Framing Systems
  - | Terminal sky lights
  - | Terminal Pre-cast wall system
  - | Determine structural integrity using industry accepted testing protocols and procedures (e.g. condition of frames, exterior facade, water infiltration)
- | Airport Paging System Wall, Floor, Ceiling Finishes (OMITTED)
  - | Evaluation via visual inspection and page testing (night work only)

- ‡ Ramps and Non License Vehicle Road (NLVR)
  - ‡ Visual inspection of slabs, control and expansion joints
- ‡ Cathodic Protection
  - ‡ Determine electrical integrity using industry standard testing protocols and procedures on no more than two (2) systems; one (1) glycol and one (1) diesel

Add Alternates to the Base Bid:

- ‡ CPTC Fire Suppression - Wet and Dry Sprinkler Piping
  - ‡ Determine metal integrity using industry accepted testing protocols and procedures of (16) systems (Terminal and T North)
  - ‡ Of those (16) systems, determine sprinkler head integrity using industry accepted testing protocols and procedures
  - ‡ Evaluate quality of maintenance performed
  - ‡ Evaluate quality of maintenance performed on associated fire pumps
- ‡ CPTC Lightning Protection
  - ‡ Visually inspect integrity and test using industry accepted testing procedures.

**I. SCHEDULE:**

- A. Time is of the essence. Contractor shall diligently prosecute the work and include the necessary manpower and equipment to perform the scope of work. The submitted schedule will be used to evaluate the contractor's proposal.

**Bids due no later than:  
Survey Duration**

**December 21<sup>st</sup>, 2010 by 1:00PM  
To Be Provided by the Contractor  
Substantial Completion: TBD**

To be considered, Respondents must submit a complete response to the issued RFP. The format mandated by this RFP is not negotiable. Responses shall be submitted in sealed envelope(s) or package(s). The outside of the envelope(s) or package(s) must clearly indicate the name of the project: AATC RFP 2010-025, Facility Assessment and Condition Survey, name and address of the Respondent. Submittals shall include one (1) marked "Original" and two (2) copies separately bound proposals and submit no later than 1PM, Tuesday, December 21<sup>st</sup>, 2010 in a sealed envelope addressed to Mr. Todd Butler, Atlanta Airlines Terminal Corporation, PO Box 45170, 3rd Floor North Terminal, Hartsfield- Jackson Atlanta International Airport, Atlanta, Georgia 30320. Enclose in the envelope all documents required to be submitted in accordance with the Request for Proposal.

Any proposals received after 1:00 PM on December 21st, 2010 will be disqualified. **The pre -bid conference will be held Friday December 3<sup>rd</sup>, 2010 at 10:00 AM at the AATC offices, North Terminal, 3rd floor.**

All forms required by the **NOTICE OF REQUIRED SUBMITTALS** must be included in the bid. The bid shall contain the full name of each person, firm or corporation and the complete address.

**Questions**

If you have any questions regarding this project, **please direct them to Ms. Felicia Wyms, Manager of Engineering for AATC** at (404) 530-2108, or by E-mail at [F.Wyms@aatc.org](mailto:F.Wyms@aatc.org). City reserves the absolute right to reject any and all proposals and waive any technicalities at any time.

**The bid document cannot be downloaded. The bid document must be purchased through AATC.**